

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

August 9, 2004

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Dale Parrett-Public Works, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Barry Ginn-County Engineer, Brad Burris-Fire Services, Dan Hickey-Fire Services, Terry Neal-Attorney, Michael Springstead-County Engineer, Rollie Shrewsbury-Environmental Health, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mr. Helms moved to approve the minutes from the August 2, 2004 meeting. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS:

VOS: The Villages Library – Major Development – Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a library building. Engineering comments were discussed and consisted of the following items: stop sign lettering, entrance relocation, stormwater design, stop signs/bars and regulatory agency permits. Staff comments were discussed.

Mr. Springstead moved to approve the request for engineering subject to revised plans being submitted addressing all comments. Mr. Parrett seconded the motion and the motion carried.

NEW BUSINESS:

Mazak Mine Operating Permit Renewal

Jim Bassett, E-Sciences, and Paul Mazak, property owner, were present and requesting the renewal of an existing limerock mine operating permit. Staff comments were discussed and consisted of the following items: regulatory agency compliance confirmation, current departmental permits, monitoring requirements and operating permit requirements. The on-site septic permit is not current with the Department of Environmental Health. The septic permit must be obtained and kept current in order to abide by the operating permit regulations. Mr. Mazak claims there are no chemicals on-site and discussed the enforceability of the current Florida Statute regarding the septic permit requirements. According to the current operating permit, Section B14a, sanitation requirements have to be met in order to renew. Engineering comments have been addressed. Staff is awaiting confirmation regarding any outstanding issues with Southwest Florida Water Management District and the Department of Environmental Protection.

Mr. Helms moved to forward a recommendation of approval to the Zoning and Adjustment Board, subject to obtaining the required health department permit or clearance, and receipt of other agency confirmation regarding any outstanding issues. Mr. Ginn seconded the motion and the motion carried.

Mooney Acres – Medium Development – Conceptual Review

Robin Johnson, representative for WW Trucking Co., and Martha Laine, real estate agent, were present and requesting conceptual approval to develop a 10-lot subdivision with an average lot size of 6.1 acres. Staff comments were discussed and consisted of the following items: right-of-way for CR 619, additional property information, future land use and zoning information, flood zone areas, Southwest Florida Water Management District requirements, wetland areas, driveway separation along C-476, existing contour lines, existing structures, regulatory agency permits, setbacks, covenants and restrictions, traffic impact study, driveway locations and driveway separation requirements. Due to proposed lot widths less than 330', a rezoning to RR5C is required. Mr. Parrett discussed previous issues with shared access of driveways. It was recommended the deed restrictions reflect the requirements for shared access of driveways. Easements will need to be provided and maintained by the property owners. It was recommended any joint driveways be at least 30' in width. It was recommended lot 1 be accessed from CR 619. A feasibility study was discussed. Engineering comments were discussed and consisted of the following items: bearings and distances, acreage table information, general drainage patterns and sight distance regarding driveway locations.

Mr. Helms moved for conceptual plan approval subject to revised plans being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

VOS: Lake Sumter Landing/Building 204 – Major Development – Preliminary and Engineering Review

Gary Beverly, Professional Engineering Consultants, Inc., was present and requesting preliminary and engineering approval to construct a 15,226 square foot building for the purpose of retail use. Engineering comments were discussed and consisted of the following items: sanitary sewer pipe details, existing and proposed sanitary sewer, force main valves, grease trap for dumpster pad, existing fire main valve, potable water and plan legend. Staff comments were discussed and consisted of the following items: legal description, building construction information and future buildings.

Mr. Helms moved for preliminary and engineering approval subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves at 2:50 PM.

Citgo Station – Major Development – Preliminary Review

Grant Renne, Express Site Design, and Michael Amendolagine, Gas Stations USA, were present and requesting preliminary approval to construct a 2400 square foot convenience store with a fueling island. Staff comments were discussed and included the following items: impact fees, property information, setbacks, right-of-way area, structures to be removed, boundary survey, future land use and zoning, well and septic tank locations, water retention area, drain field location, loading docks, Florida Department of Transportation comments, chain link fence along property boundary, sidewalk width, handicapped sign fine amount, details for pump island canopy, exterior lighting, loading/unloading zone, on-site signs, handicapped ramp slopes and driveway separation requirements. FDOT driveway location requirements shall govern the site. Twelve parking spaces are required. Fire protection recommendations were discussed. More details regarding building construction will be supplied on the building plans. All regulatory agency permits are required. A clearance letter is required from the Division of Historical Resources. An endangered species survey is also required. A traffic impact study was discussed. There is no food preparation proposed on-site. Soil bearings and the high water table were discussed. A possible drain field expansion may be needed. Engineering comments were discussed and included the following items:

FDOT requirements, driveway and drainage connection permits, plan legend, property boundary, setbacks, land use and zoning, legal description typographical errors, existing contour data, existing structures, culvert size and type, potable water, water line piping, site lighting, drain field area, below grade fuel tanks, overflow weirs, pond discharge, critical storm analysis, pond stage area table and pre-development basin map.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for August 16, 2004.

Mr. Helms moved to adjourn. Mr. Ginn seconded the motion and the motion carried.
The meeting adjourned at 3:20 PM.